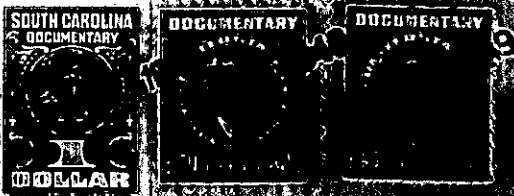


State of South Carolina,

County of GREENVILLE



KNOW ALL MEN BY THESE PRESENTS That Conyers & Cowor, Inc.

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at Greenville

in the State of South Carolina, for and in consideration of the

sum of Three Hundred Seventy-five and No/100 - - - - -

(\$375.00) - - - - - dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Willis H. Cathcart and Maude C. Cathcart,

their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the East side of Carolina Avenue, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 10, Block J, Section 5, on plat of East Highlands Estates, made by Dalton & Neves, Engineers, February 1941, recorded in Plat Book "K", pages 78-80, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Carolina Avenue, at joint front corner of Lots 9 and 10, and running thence with line of Lot 9 S. 76-39 E. 194.7 feet to iron pin on the West edge of a 5-foot strip of land reserved for utilities; thence along the West edge of said 5-foot strip of land reserved for utilities S. 0-24 E. 110 feet to iron pin in the center of a 3-foot strip of land reserved for a drain; thence with center of said strip of land reserved for drain, N. 63-50 W. 238.3 feet to iron pin on the East side of Carolina Avenue; thence along the East side of Carolina Avenue along a curved line (the chord being N. 25-14 E. 55 feet) to iron pin, the beginning corner.

A strip of land 1 1/2 feet in width running along the South edge of this lot is subject to an easement for a drain as shown on the recorded plat as above mentioned, and the Grantor reserves to itself, its successors and assigns, the right to retain said drain over that portion of the lot herein conveyed with the right to enter on the premises for the purpose of laying pipes or replacing pipes and to maintain the said drain.

This property is conveyed subject to the following building restrictions:

- (1) The lot herein conveyed shall be used for residential purposes only.
- (2) The lot herein conveyed shall never be sold, rented or otherwise disposed of to Negroes or persons of African descent.
- (3) No residence shall be erected on said lot costing less than \$4,000.00.
- (4) The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

Grantees are to pay 1949 taxes.

264-9-10